



SAR Talking Points – Law Legislation

August 15
Items 5 & 7

Please use the following talking points to craft your personal message for the Law and Legislation Committee. Personal stories from you or your clients are the most powerful persuader. Remember: Public comment is two minutes.

There are four different ways you can submit your comments:

1. **Attend In-Person in Council Chambers:** Make sure to fill out a speaker slip found in the back of the room and give it to staff in the Clerk's office.
2. **Attend on Zoom:** Raise your hand when the item is announced.
 - a. <https://cityofsacramento-org.zoom.us/j/99188848826?pwd=bUtvbUIEcDhSeE45NWdEcHo1a1VRQT09>
Webinar ID: 991 8884 8826 Passcode: 092077
Dial in via telephone: 888 788 0099 (Toll-Free) – Meeting ID: 991 8884 8826 # #
3. **eComment:** City's official website at <https://meetings.cityofsacramento.org>
4. **Send in your comments directly to the Councilmembers of the committee.**
 - a. Chair, CM Valenzuela: kvalenzuela@cityofsacramento.org,
zfreels@cityofsacramento.org
 - b. CM Guerra: eguerra@cityofsacramento.org
 - c. CM Jennings: rjennings@cityofsacramento.org,
dmrogers@cityofsacramento.org
 - d. CM Kaplan: lkaplan@cityofsacramento.org

SAR Talking Points – Major Theme:

- These proposals disincentivize much-needed investment in the City of Sacramento. They will ultimately reduce affordable and rental housing, exacerbating the housing shortage issue and causing more individuals to experience homelessness.
- We cannot simply regulate our way out of the housing and homeless crisis.
- It creates an uneven playing field that hurts Sacramento and incentivizes builders to build in other cities outside of Sacramento—only intensifying housing inequities and adding greenhouse gases.
- It hurts “mom-and-pop” housing providers trying to navigate the constantly changing regulations.
- Neither of these proposals will ensure more affordable homes are built but rather will saddle housing providers with more regulations, red tape, and a costly bureaucratic process.

Item #5 Tenant Anti-Harassment Ordinance

- California has some of the most extensive renter protections in the United States. Under California State Law, it is already illegal for landlords to harass their tenants.
- Creating a civil remedy creates enormous liability for “mom-and-pop” housing providers.
- Currently, the city has the Tenant Protection Program and the Rental Inspection Program. Creating new systems and programs is costly. A better alternative is to bolster these programs to function more effectively and focus on the resources tenants, and landlords need.
- Currently, there is not a reliable resource for tenants to access. Creating a hotline and website provides a central location for things such as education on tenant’s rights, where to get legal assistance, and what to do if you need help. This space can collect data on what resources tenants need to tailor the programs to the most demand.
- Utilize our local law school and create a partnership where future attorneys can gain skills and help tenants and landlords.

Item # 7

- Tenant and Community Opportunity to Purchase is an extremely flawed policy that creates delays and significant interference in the market. It strips property owners of their rights.
- Tenant and Community Opportunity to Purchase policies create administrative processes that impact a property owner’s time-sensitive decision to sell based on personal costs related to education, health care, and significant personal expenses.
- Recently, San Jose rejected a similar proposal, citing the cost and effectiveness of the program.
- This policy adds another burden on housing providers. Small “mom-and-pop” housing providers have endured an onslaught of new mandates and regulations in recent years, each one placing an additional burden on our naturally affordable housing providers.
- Piling on regulation after regulation will push them out of the market – their relationships with their tenants and familiarity with the community will be lost.
- Interferes with the 1031 Exchange process, which encourages investment in housing in our city, is dependent upon adherence to a strict set of deadlines – one to identify properties and one by which the contract on the property must be closed. COPA would make it undesirable to do a 1031 Exchange within the City of Sacramento.
- COPA/TOPA is not necessary. If a non-profit needs expertise to identify and contact potential sellers, they could simply contact a REALTOR®. There are already services like the MLS, CoStar, LoopNet, and Zillow that already provide tools for non-profits to find properties. They do not deserve special privileges above our “Mom and pop” housing providers. There is NO data that demonstrates that non-profits are having a difficult time purchasing properties.